

PB# 95-3

MY PLACE

58-2-3

Approved 2/22/95

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14512
Feb 3 1995

Received of S.F. Restaurant, Inc. \$ 100.00

One Hundred 00/100 DOLLARS

For Planning Board Application Fee #95-3

DISTRIBUTION

FUND	CODE	AMOUNT
ck# 6043		100.00

By Dorothy H. Hansen

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

NO. 95-3

February 3 1995

RECEIVED FROM S.F. Restaurant, Inc.

Seven Hundred Fifty 00/100 DOLLARS

Minimum Site Plan Escrow

Account Total \$ 750.00

Amount Paid \$ 750.00 CK#6046

Balance Due \$ -0-

100.00 2/3/95
Myra Mason, Secy. to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14513
February 3 1995

Received of S. F. Restaurant Inc. \$ 100.00

One Hundred and 00/100 DOLLARS

For Site Plan Approval Fee Planning Board 95-3

DISTRIBUTION

FUND	CODE	AMOUNT
CK# 6064		100.00

By Dorothy H. Hansen

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

DISTRIBUTION		
FUND	CODE	AMOUNT
ck # 6043		100.00

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By Dorothy H Hansen

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Title

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

NO. 95-3

February 3 1995

RECEIVED FROM S.F. Restaurant, Inc.

Seven Hundred Fifty 00/100 DOLLARS

Minimum Site Plan Escrow

Account Total \$ 750.00

Amount Paid \$ 750.00 CK#6046

Balance Due \$ -0-

Wm. H. 2/3/95
Myra Mason, Sec'y to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14510

February 32 1995

Received of S. F. Restaurant Inc. \$ 100.00

One Hundred and 00/100 DOLLARS

For Site Plan Approval Fee Planning Board 95-3

DISTRIBUTION		
FUND	CODE	AMOUNT
CK# 6064		\$100.00

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

By Dorothy H. Hansen

Town Clerk

Title

\$103.50
Eng.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **95 - 3**

DATE PLAN RECEIVED: **RECEIVED FFB 7 1995** *Revised*

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by _____
_____ for the building or subdivision of _____
_____ has been
reviewed by me and is approved _____
disapproved ☒ _____

If disapproved, please list reason *The front parking lot was part of Moors Hill Road before RT 207 was resurfaced therefore it is town property.*

4 7 ayde *2/23/95*
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

3/6/95 Received this review after P.B. approval was given for this project.

(M)

MY PLACE SITE PLAN (95-3) ROUTE 207

Mr. Michael Fayo and Mr. Ron Ferguson appeared before the board for this proposal.

MR. FAYO: Mr. Ferguson is here tonight. I'm requesting from the board an amendment to the site plan. Give you have a little background on the dilemma, annual inspection of the New York State Department of Labor ordered Mr. Ferguson to increase fire capacity of the kitchen and in doing this, we found out that the roof was in need of repair. So Mr. Ferguson decided to put a new roof on the building. Last winter, he had an enclosed deck out back with an awning and that collapsed so what Mr. Ferguson did was he extended the roof over the deck. So essentially, he's not changing the footprint of the building. He installed new HVAC to replace the antiquated one.

MR. VAN LEEUWEN: What's that?

MR. FAYO: Heating, ventilation and air conditioning. Mr. Ferguson has to comply with new ADA as far as bathrooms now increased capacity of the bathrooms from ADA is going to take away from the seating capacity so Mr. Ferguson decided he is going to move the existing rear wall to the edge of the existing deck, which is, which already has a roof over it. And in front of you, there's a square foot breakdown of his requirements, total existing usable space that he is using now is 1,140 square feet. The total addition plus that back room which is actually that dotted line is 2,800 square feet. Now, if you take out two handicapped bathrooms at 700 square feet, an office of 150 square feet, storage room of 250 square feet, coat room of 50 square feet, a dance floor of 225 square feet and beverage room of 200 square feet, that gives you 1,575 square feet. Taking that away from the 2,800 leaves him with a catering area of 1,235 square feet, which is, my addition isn't right, which is only about 90 or 95 square feet, more than he has now. Also, New Windsor is supposed to have sewer easements right through the property and as soon as they complete the sewer work, the parking lot is going to be paved and striped. The dumpster pad will be enclosed with split faced block

matching the building, matching the side of the building. That's about it. He's not asking for anymore seating capacity at all.

MR. VAN LEEUWEN: Mike, can I ask you a question? Does, for that deck and the patio in the back, was there, he didn't come to the board for that?

MR. BABCOCK: That was prior to him buying it.

MR. FERGUSON: The deck has been there, it's on the site plan.

MR. BABCOCK: On the original site plan.

MR. VAN LEEUWEN: Then I don't have a problem. I tell you, you did a beautiful job on the building. Building looks completely different. Matter of fact, part of this application I think you should by Bunz and fix that up too while you're at it. He's good at it so let him buy that too.

MR. DUBALDI: Mark, do you have any comments about the parking?

MR. EDSALL: Well, I do. Comment in my notes that at the current condition, I would believe is an existing non-conforming situation with the parking and because they are advising us that they are not increasing seating, there's no need for them to provide additional parking. They are correct in the fact that we'll be ripping up their parking lot as part of the sewer district 20 sewer contract of the town. It's my understanding I'm not familiar with the specifics of the easement but that the town will be restoring the parking lot at that time if they care to reorganize as far as striping and such it might be a good idea if they pick up some additional paving as a result of it.

MR. DUBALDI: Seating capacity is not being increased?

MR. EDSALL: That is the first question I asked at the workshop, that is the key. If they increase the seating, it would be a situation that they'd need a variance but they are advising us and it's their

application that they are not so at that point, I don't believe there's a problem.

MR. VAN LEEUWEN: It's kind of hard to make them pave the parking lot with the 30 foot wide easement. I wouldn't want to see that paved.

MR. BABCOCK: They are going to tear that all up.

MR. VAN LEEUWEN: That is all coming out?

MR. EDSALL: It's going to be torn up when the sewer line goes through but I think in answer to Carmen, I don't know if you are directing towards reorganizing it to maybe up some additional spaces, that is something I'd suggest after the construction is done and over with that if there's a way to improve the layout and matter of fact, I'd be more than willing as we're out there doing the sewer work to work with him on that.

MR. PETRO: I think the real key here is there is no additional seating and you dressed the property up, enclose what he already had, there's really no enlargement of the footprint. I don't think we need to go much further. I do have a note from the fire inspector proposed 1,300 square foot addition and that is a gray area, whether it was an addition or not as far as I'm concerned, everything was there. They closed it in, even the roof was there, fixed up the roof and covered over the slab that was there and the walls already exist, the roof has been added across the entire structure. Approval at this time by this office appears to be pointless so as far as I'm taking that is that he feels it doesn't need to be approved, it already has been.

MR. LANDER: The footprint hasn't changed from the original site plan so all he did was put a roof on the existing building and across the deck.

MR. PETRO: Re-roofed it and there's no additional seating so I think that is the biggest key. You already have a non-conformity in the parking. Once they do the blacktopping on the easement, you might gain some parking and it will be an improvement on the

non-conformity. Plus, it looks a hell of a lot better.

MR. VAN LEEUWEN: I can't disagree with you there.

MR. DUBALDI: Move we take lead agency.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process for Ron Ferguson, My Place site plan. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. DUBALDI: Waive public hearing.

MR. VAN LEEUWEN: I think that is in order, I'll second that.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive public hearing under discretionary judgment pursuant paragraph 4819 C under the town zoning local law. Is there any further discussion? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. VAN LEEUWEN: I make a motion to declare negative dec.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Ron Ferguson site plan for My Place on 207. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. VAN LEEUWEN: I don't see a reason to hold them up. I'll make a motion to approve.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Ron Ferguson My Place site plan on 207. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: RON FERGUSON (MY PLACE) SITE PLAN
PROJECT LOCATION: NYS ROUTE 207 AND MOORES HILL ROAD
SECTION 32-BLOCK 2-LOT 31.11 AND 31.12
PROJECT NUMBER: 95-3
DATE: 8 FEBRUARY 1995
DESCRIPTION: THE APPLICATION INVOLVES A PROPOSED
1,300 SQUARE FOOT ADDITION TO THE EXISTING
ESTABLISHMENT ON ROUTE 207. THE PLAN WAS
REVIEWED ON A CONCEPT BASIS.

1. The property is located within the neighborhood commercial zoning district of the Town. The existing establishment, and eating and drinking establishment, is Permitted Use A-8 for this zone.

The proposed addition does not appear to create any non-conformances. The site has pre-existing non-conformances; this proposed addition does not increase or create any problems.

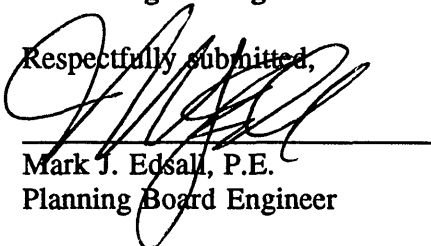
2. The property takes benefit of parking within the Route 207 right-of-way. Based on the number of parking spaces currently on the actual property, it is likely that the parking compliance is an existing non-conformance. The Applicant has indicated, at the Technical Work Session, that this proposed addition is for the purpose of reorganizing interior use of the building, which will not increase the amount of seating. The Board may wish to verify this for the record. If this is the case, the proposed addition will not result in an increased non-conformity with regard to parking, which would require the Applicant obtaining a variance.
3. The Board should inquire as to whether any other changes are proposed for the site. Obviously, as part of the Town of New Windsor Sewer District No. 20 construction, the parking lot is to be disturbed and same will be repaved. If any other site changes or modifications are proposed, they should be indicated on the plan.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: RON FERGUSON (MY PLACE) SITE PLAN
PROJECT LOCATION: NYS ROUTE 207 AND MOORES HILL ROAD
SECTION 32-BLOCK 2-LOT 31.11 AND 31.12
PROJECT NUMBER: 95-3
DATE: 8 FEBRUARY 1995

4. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
5. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
6. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
7. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:FERGUS.mk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/27/95

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 95-3
NAME: MY PLACE
APPLICANT: FERGUSON, RONALD

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
02/03/95	MINIMUM ESCROW	PAID		750.00	
02/08/95	P.B. ATTY. FEE	CHG	35.00		
02/08/95	P.B. MINUTES	CHG	22.50		
02/24/95	P.B. ENGINEER FEE	CHG	103.50		
		TOTAL:	161.00	750.00	-589.00

*Please issue a check
in the amount of \$589.00 to:*

*S. F. Restaurant, Inc.
D-B-A My Place
547 Little Britain Rd.
New Windsor, N.Y. 12553*

*Note:
Applicant To pick up check*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/27/95

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 95-3

NAME: MY PLACE

APPLICANT: FERGUSON, RONALD

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/22/95	PLANS STAMPED	APPROVED
02/08/95	P.B. APPEARANCE	LA:ND WVE PH. APPRD
02/03/95	WORK SESSION APPEARANCE	SUBMIT APPLICATION

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/27/95

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 95-3
NAME: MY PLACE
APPLICANT: FERGUSON, RONALD

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	02/03/95	MUNICIPAL HIGHWAY	/ /	
ORIG	02/03/95	MUNICIPAL WATER	02/07/95	APPROVED
ORIG	02/03/95	MUNICIPAL SEWER	/ /	
ORIG	02/03/95	MUNICIPAL FIRE	02/07/95	SEE REVIEW SHEET
ORIG	02/03/95		/ /	
ORIG	02/03/95		/ /	

RESULTS OF P.B. MEETING

DATE: February 8, 1995

PROJECT NAME: "My Place" PROJECT NUMBER 95 3

LEAD AGENCY:

* NEGATIVE DEC:

M) D S) V VOTE: A 5 N 0

* M) V S) L VOTE: A 5 N 0

CARRIED: YES ✓ NO

* CARRIED: YES: ✓ NO

PUBLIC HEARING: M) D S) V VOTE: A 5 N 0

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) V S) D VOTE: A 5 N 0 APPROVED: 2/8/95

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Cost Estimate?



**ALWAYS A PARTY
CATERING TOO**

(914) 564-9609
(914) 564-5543

RON FERGUSON, PROP.

547 LITTLE BRITAIN RD.
NEW WINDSOR, NEW YORK

Existing Room Useable Floor Space-1140 SF

Total SF Including Proposed Addition-2800 SF

List of Uses:

Two Handicap Bathrooms	700 SF
Office	150 SF
Storage	250 SF
Coat Room	50 SF
Dance Floor	225 SF
Beverage Room	200 SF
	<hr/>
	1575 SF
Catering Area	1235 SF
	<hr/>
Total	2800 SF

P.B. #95-3 Application fee

6043

S.F. RESTAURANT, INC. 564-5543
D-B-A MY PLACE
547 LITTLE BRITAIN ROAD
NEW WINDSOR, NY 12550

2/3 1985 50-235 617
219

PAY TO THE ORDER OF Town of New Windsor

\$ 100.00

DOLLARS

THE
BANK OF
NEW
YORK

Route 17K Office, 900 Auto Park Place
Newburgh, NY 12550

FOR

Rec'd

⑈006043⑈ ⑆021902352⑆ ⑈0240001222⑈

P.B. #95-3 Escrow

6046

S.F. RESTAURANT, INC. 564-5543
D-B-A MY PLACE
547 LITTLE BRITAIN ROAD
NEW WINDSOR, NY 12550

2/3 1985 50-235 617
219

PAY TO THE ORDER OF Town of New Windsor

\$ 70.00

DOLLARS

THE
BANK OF
NEW
YORK

Route 17K Office, 900 Auto Park Place
Newburgh, NY 12550

FOR

Rec'd

⑈006046⑈ ⑆021902352⑆ ⑈0240001222⑈

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM



1763

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95 - 3

DATE PLAN RECEIVED: RECEIVED FEB 7 1995 Revised

The maps and plans for the Site Approval My Place Rest.

Subdivision _____ as submitted by

Cruas & Hil Sheth for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

There is no town water in this area as

yet -

HIGHWAY SUPERINTENDENT

DATE

Steve D. D. C. Amu

2-7-95

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 7 February 1995

SUBJECT: Ronald Ferguson-My Place Restaurant

Planning Board Reference Number: PB-95-3
Dated: 3 February 1995
Fire Prevention Reference Number: FPS-95-009

A review of the above referenced subject site plan was conducted on 7 February 1995, with the following being noted:

- 1) The proposed 1300 square foot addition already exists, and a roof has been added across the entire structure.

An approval at this time by this office, appears to be pointless.

Plans Dated: No date present.


Robert F. Rodgers, C.C.A.

RFR/mvz



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 95-3
WORK SESSION DATE: 2 Feb 1995 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: File off
PROJECT NAME: Mr Place. (Ron Ferguson)
PROJECT STATUS: NEW _____ OLD _____
REPRESENTATIVE PRESENT: Altu _____ Alan _____
MUNIC REPS PRESENT: BLDG INSP. X _____
FIRE INSP. X _____
ENGINEER X _____
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

-
- disc fire areas -
- they indicate they are
reorganizing inside seating and
NOT adding any seating -
- they are deleting outside seasonal
seating -
- Possible mixed play use overlap? ^{category} c bar

4MJJE91 pbwsform



RECEIVED FFB 3 1995
TOWN OF NEW WINDSOR

95 - 3

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

17 TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. _____ Site Plan X Spec. Permit _____

1. Name of Project MY PLACE
2. Name of Applicant RONALD FERGUSON Phone 564 5543
Address 547 LITTLE BRITAIN RD. NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)
RONALD FERGUSON
3. Owner of Record ~~RONALD FERGUSON~~ Phone 564-5543
Address 547 LITTLE BRITAIN RD. NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan GREVAS & HILDEBRIT
Address 33 QUINCY AVE. NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney DAVID KINTZER Phone 561-2258
Address 1 HUDSON VALLEY PROFESSIONAL PARK NEWBURGH, N.Y. 12550
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting RON FERGUSON Phone 564 5543
(Name)
7. Project Location: On the SOUTH side of RT 207
_____ feet EAST of MOORE'S HILL RD
(direction) (street)
8. Project Data: Acreage of Parcel 0.78 Zone _____,
School Dist. _____
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y _____ N X

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 32 Block 2 Lot 31.12

11. General Description of Project: Expansion to Add
2 New Handicap Bathroom up to specifications
+ Storage + Office

12. Has the Zoning Board of Appeals granted any variances for this property? yes X no.

13. Has a Special Permit previously been granted for this property? yes X no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

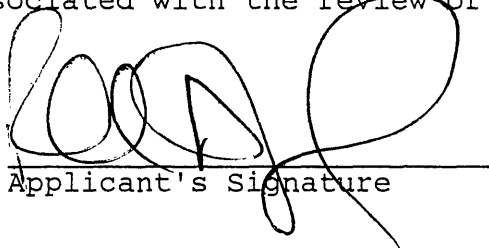
SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

1st day of February 1995


Applicant's Signature


Notary Public

PATRICIA A. FREDRICK
Notary Public, State of New York
Qualified in Ulster County
My Commission Expires 6/30/95

TOWN USE ONLY:

RECEIVED FFR 3 1005
Date Application Received

95 - 3
Application Number

95 - 3

"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

RONALD FERGUSON, deposes and says that he
(Applicant)

resides at PO BOX 423 18 ORCHARD ST. WALKIRIE, N.Y.
(Applicant's Address)

in the County of ULSTER

and State of NEW YORK

and that he is the applicant for the

My PLOTS SITE PLAN
(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized MICHAEL P. FLYO
(Professional Representative)

to make the foregoing application as described therein.

Date: 1/25/95

[Signature]
(Owner's Signature)

Don Campbell
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

617.21

SEQR

PROJECT I.D. NUMBER

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>RONALD FERGUSON</u>	2. PROJECT NAME <u>MY PLACE RESTAURANT SITE PLAN</u>
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>SOUTH SIDE OF N.Y.S. ROUTE 207 EAST OF MOORES HILL ROAD</u> <u>TAX MAP SECTION 32 BLOCK 1 LOT 31.11 AND 31.12</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>1300 S.F. ADDITION TO EXISTING FACILITY</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.78</u> acres Ultimately <u>0.78</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N/A</u>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>RONALD FERGUSON</u>	Date: <u>2/2/95</u>
Signature: <u>William B. Hildner L.S. (PREPARED)</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly. C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly. C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	

Name of Lead Agency	
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input checked="" type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input checked="" type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing Date | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> Revision Dates | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> Area Map Inset | 36. <input checked="" type="checkbox"/> Water Supply |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input checked="" type="checkbox"/> Sanitary Disposal System |
| 10. <input checked="" type="checkbox"/> Properties Within 500' of Site | 38. <input checked="" type="checkbox"/> Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> Plot Plan | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input checked="" type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input checked="" type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input checked="" type="checkbox"/> Bulk Table Inset |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input checked="" type="checkbox"/> Building Coverage (% of Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input checked="" type="checkbox"/> Pavement Coverage (sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <input checked="" type="checkbox"/> Landscaping | 50. <input checked="" type="checkbox"/> Open Space (sq. ft.) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| 24. <input checked="" type="checkbox"/> Screening | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Prop. |
| 25. <input checked="" type="checkbox"/> Access & Egress | 53. <input checked="" type="checkbox"/> No. of Parking Spaces Req. |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <input checked="" type="checkbox"/> Paving Details
(Items 25-27) | |

RECEIVED FEB 3 1995

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
55. N/A A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or lessor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By: William R. Aldred
Licensed Professional

Date: 1 FEBRUARY 1995

RECEIVED FEB 3 1995

95-3

RECEIVED

"XX"

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

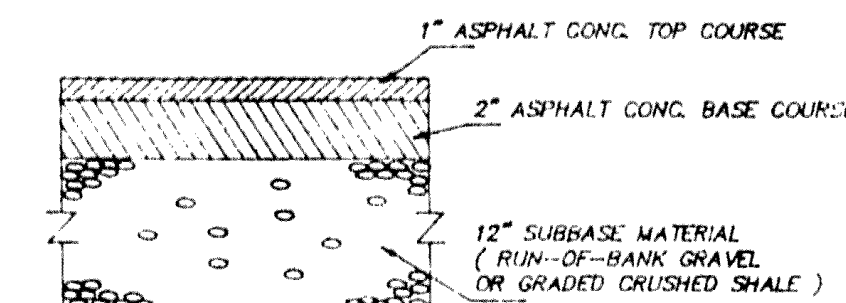
PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

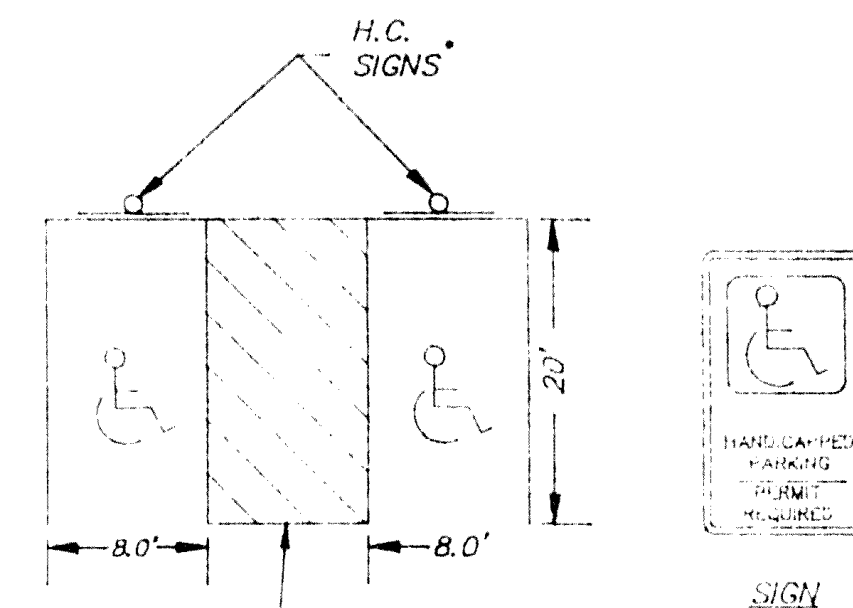
This is not a flood
zone

Reed

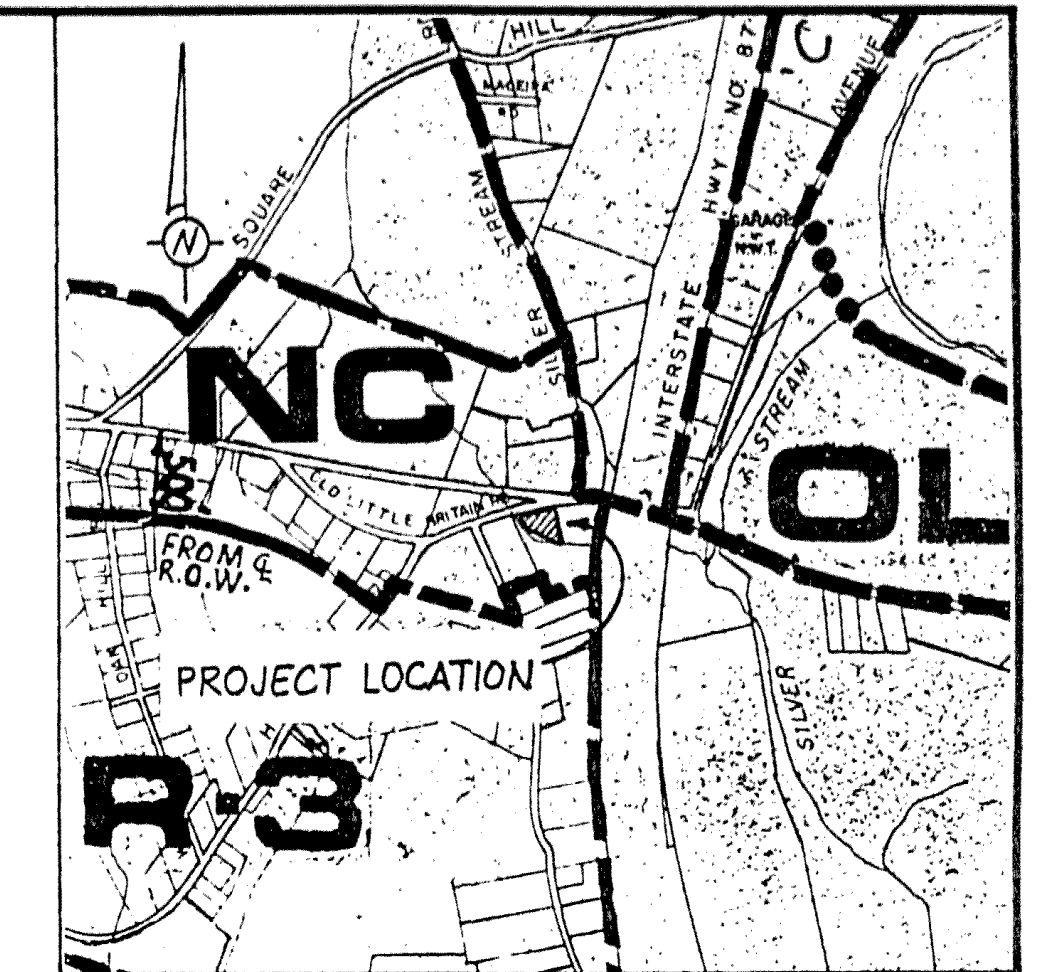
LOT NO. 1, F.M. NO. 5883
 SEC. 32 BLK. 2 LOT 31.12
 Total Parcel Area
 33,866±S.F.
 0.78±Ac.
 NET AREA: 19,529±S.F.



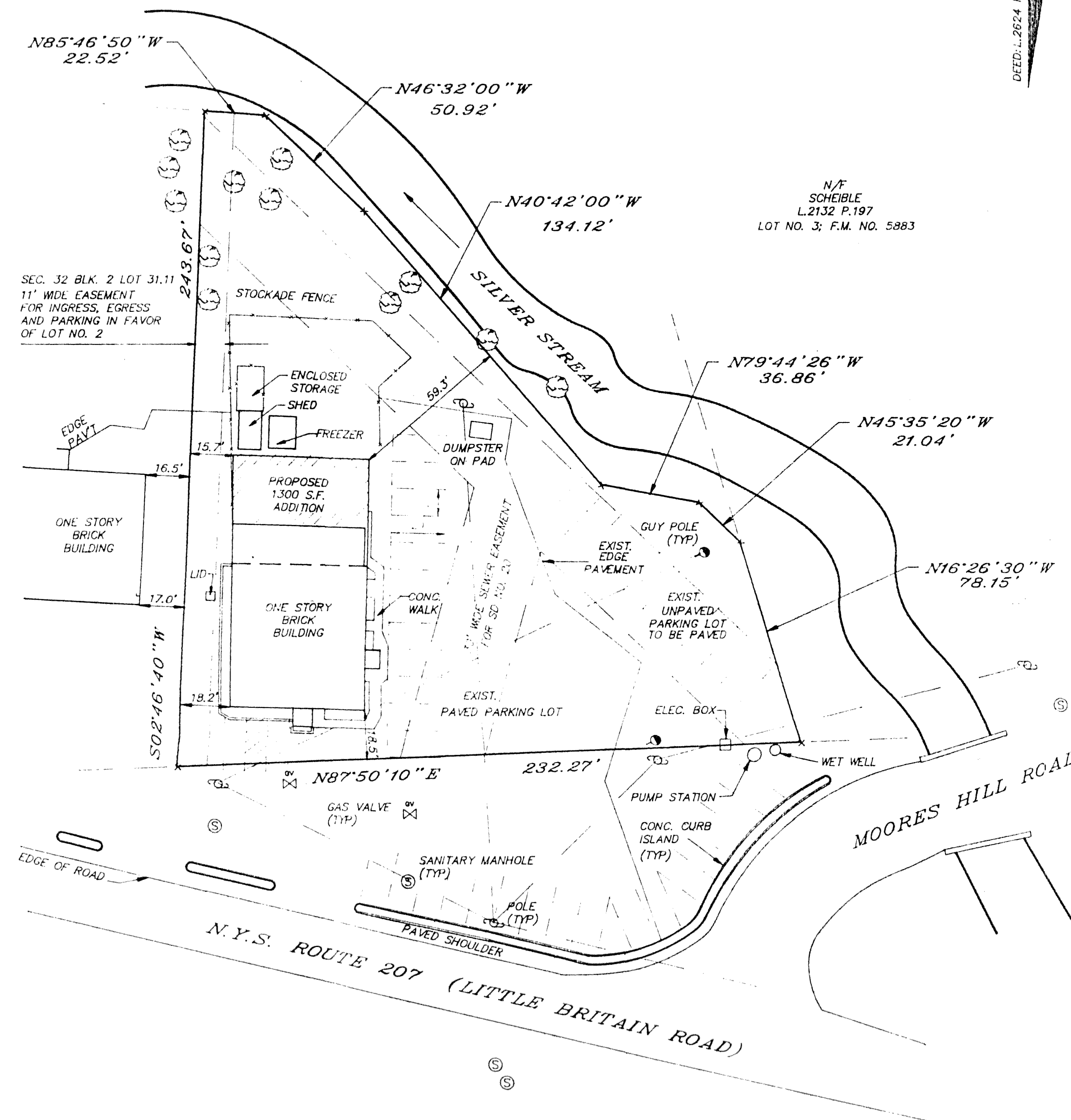
PAVEMENT SECTION
 SCALE: NONE



HANDICAPPED PARKING DETAILS
 NO SCALE



LOCATION PLAN SCALE: 1"=1,000'±



N/F
 LITTLE BRITAIN
 HEALTHMED
 L.2269 P.530
 LOT NO. 2
 F.M. NO. 5583

NOTES

1. Being a proposed development of lands shown on the Town of New Windsor Tax Maps as Section 32 Block 2 Lot 31.11 and Lot 31.12.
2. Property Owner: Howard Rice
3. Applicant: Ronald Ferguson
 547 Little Britain Road
 New Windsor, N.Y. 12553
4. Property Zone: NC:A8
 Property Use: Restaurant/Catering/Tavern
5. Water supply and sewage disposal by municipal systems.
6. Offsets shown are at right angles to the property lines.

ZONE NC:A8 BULK REQUIREMENTS

	REQUIRED	PROVIDED
AREA	10,000 S.F.	33,866 S.F. (gross) 19,973 S.F. (net)
LOT WIDTH	100'	218'±/-
FRONT YARD SET BACK	40'	18.5' (exist. cond.)
SIDE YARD SET BACK	15'/35'	15.7'/75.0'
REAR YARD SET BACK	15'	59.3'
STREET FRONTAGE	N/A	
BLDG. HT.	35'	1 Story
FLOOR AREA RATIO	1	.14
DEV. COVERAGE	N/A	

PARKING REQUIREMENTS: 1 Space per 3 seats
 120 seats = 40 spaces required
 40 spaces provided

PLANNING BOARD APPROVAL

SITE PLAN
 FEB 2 1994
 Henry Van Leuven, Secretary



CERTIFICATION

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 10 November 1993 performed in accordance with the code of practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.

PLAN FOR: **RONALD FERGUSON MY PLACE RESTAURANT**

GREVINS & MIDRETH, P.C. LAND SURVEYORS
 33 BOND STREET, ALBANY, NEW YORK 12202
 TEL: (518) 486-1000 FAX: (518) 486-1001

REVISIONS: DATE DESCRIPTION BY/DATE

TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

Drawn: WBL
 Checked: [Signature]
 Scale: 1"=30'
 Date: [Signature]
 Job No: 93-072

SITE PLAN

Unauthorized alteration or addition to this plan is a violation of section 7209(2) of the N.Y.S. Education Law